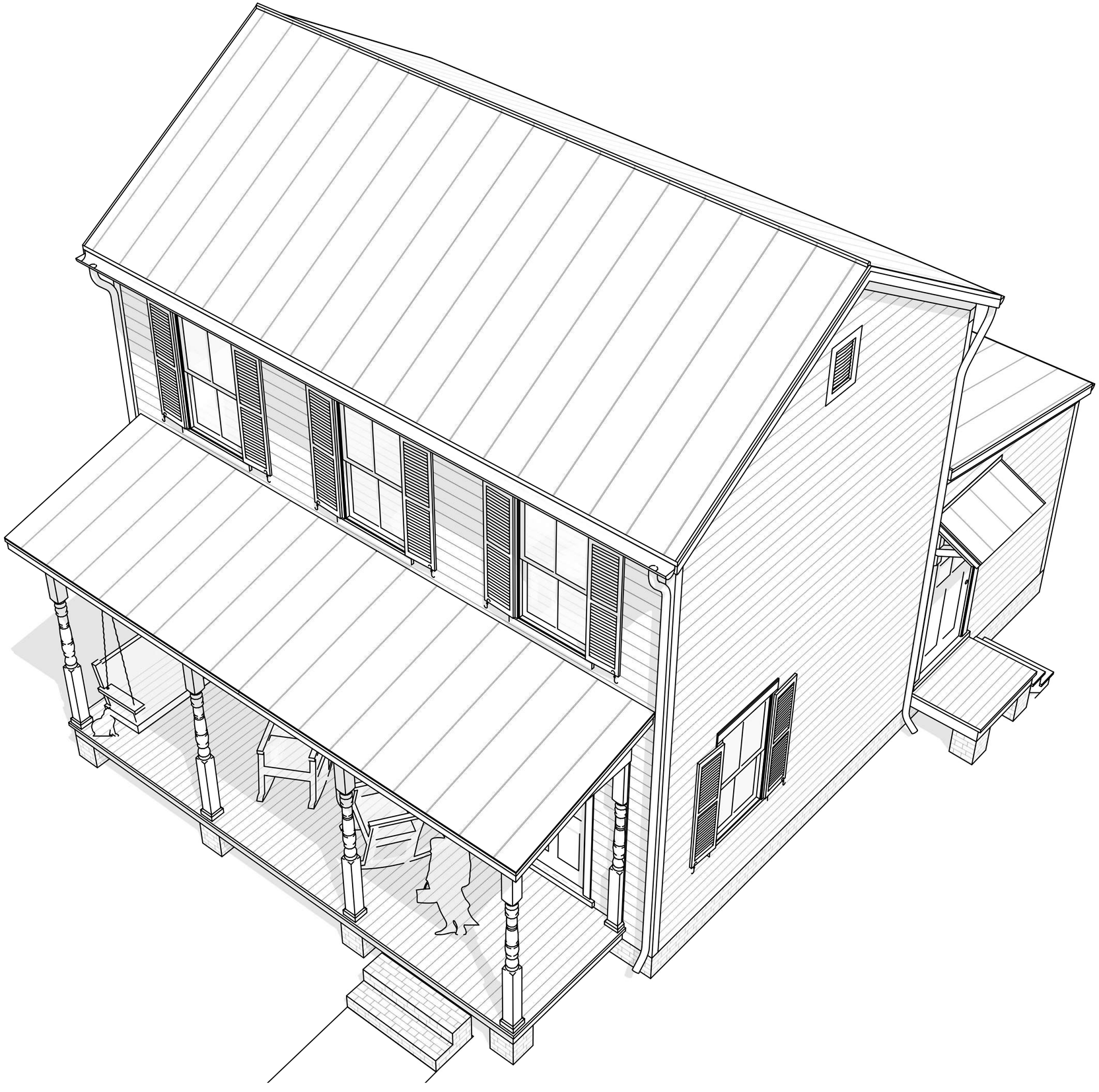


VIRGINIA'S FARMHOUSE

DESIGN OVERVIEW

JAY OSBORNE

This simple, classic design can be found all around America. Though similar to my original open-source house design, this one is smaller, and easier to fit on a narrow piece of land. Designed based on variations and options for additions, this tiny kernel can grow as you need it to– making it perfect for a starter home. Virginia's Farmhouse is the first of four variations of my Starter Farmhouse series.

Each of the Starter Farmhouse designs will begin with a 16x24 primary massing – about 750 square feet at the smallest. That's a normal maximum size for an accessory dwelling unit. You'll be able to enlarge it by choosing from a series of additions. The interchangeable modules will have different room arrangements. The extended version of Virginia's Farmhouse shows the bedroom suite addition.

VIRGINIA'S FARMHOUSE

FRONT OF THE HOUSE

JAY OSBORNE

With a front facade that is only 24 feet wide, Virginia's Farmhouse can fit in many old towns. The design is prioritized around being simple and economical, and to be able to have different options for additions and materials in the drawing set.

(1) Operable shutters are functional. If cost is an issue, don't compromise with screw-on or vinyl fakes. Instead, just omit the shutters until you can do them right.

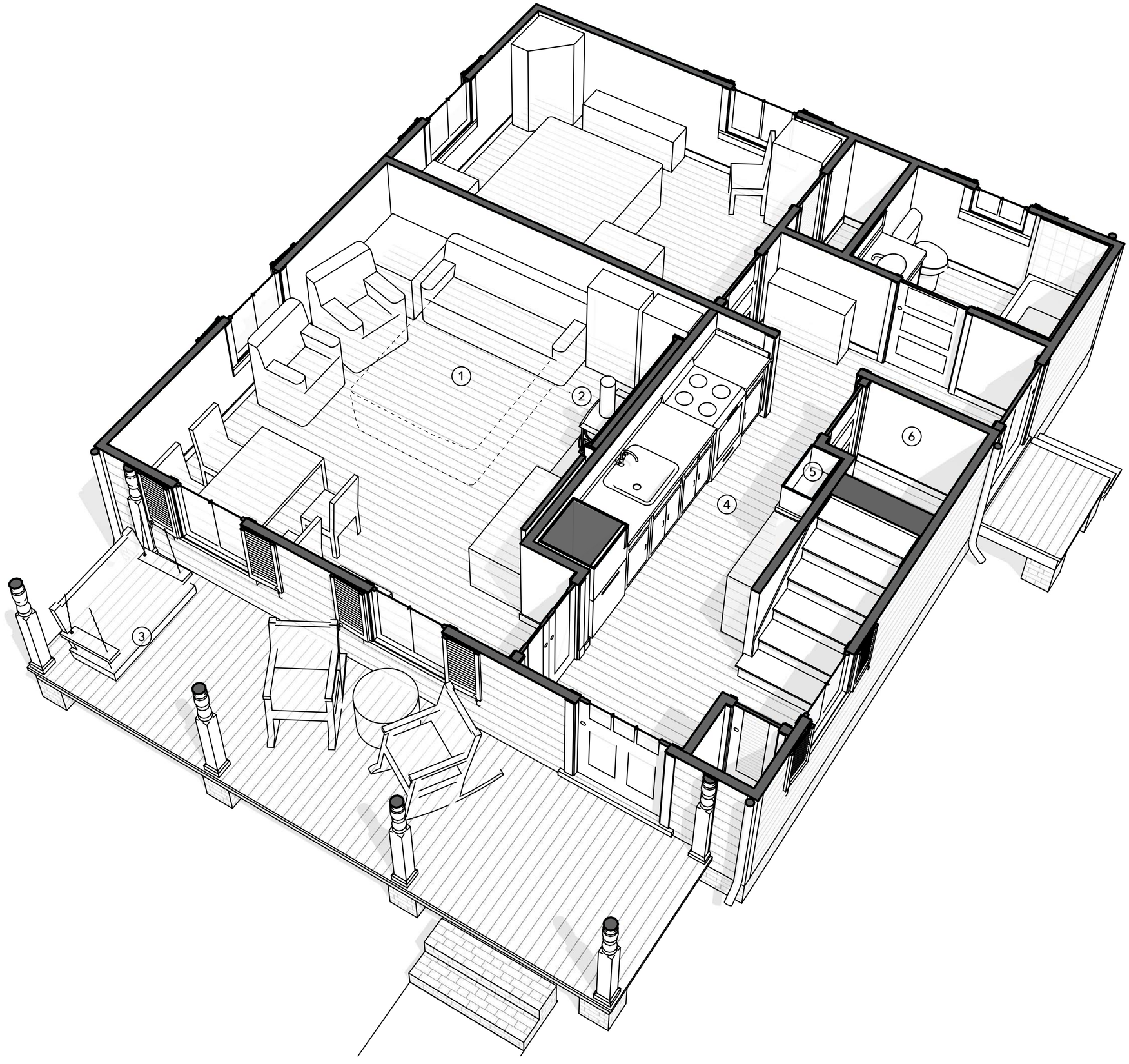
(2) Avoid the common "pork chop eave", which looks as tasteless as it is modern. Builders have a knack for ignoring traditional details and just doing what's comfortable. To make a new house look old, the builders may need to get uncomfortable. **(3)** The porch's simple roof can have its slope reduced to about 2.5/12, a common porch roof slope in old houses. It corresponds to a 1/5 pitch.

VIRGINIA'S FARMHOUSE

BACK OF THE HOUSE

JAY OSBORNE

This version of Virginia's Farmhouse has a rear addition with a bedroom suite on the first floor. Other options for this rear addition will be possible, but it's important to note that the design could start without it. It might be added over time to reduce the upfront cost of the house, or to give more time for decisions. **(1)** This window brightens the staircase and kitchen. Yet it could be omitted. **(2)** The attic vent is build much like a louvered shutter. **(3)** A chimney of some sort is required if there's a woodstove, but you have many options. A metal chimney pipe allows some flexibility in the placement, but it will need to be at least two feet higher than the roof ridge. It might not look great from the front of the house. **(4)** The back door's tiny window greatly improves the interior lighting.

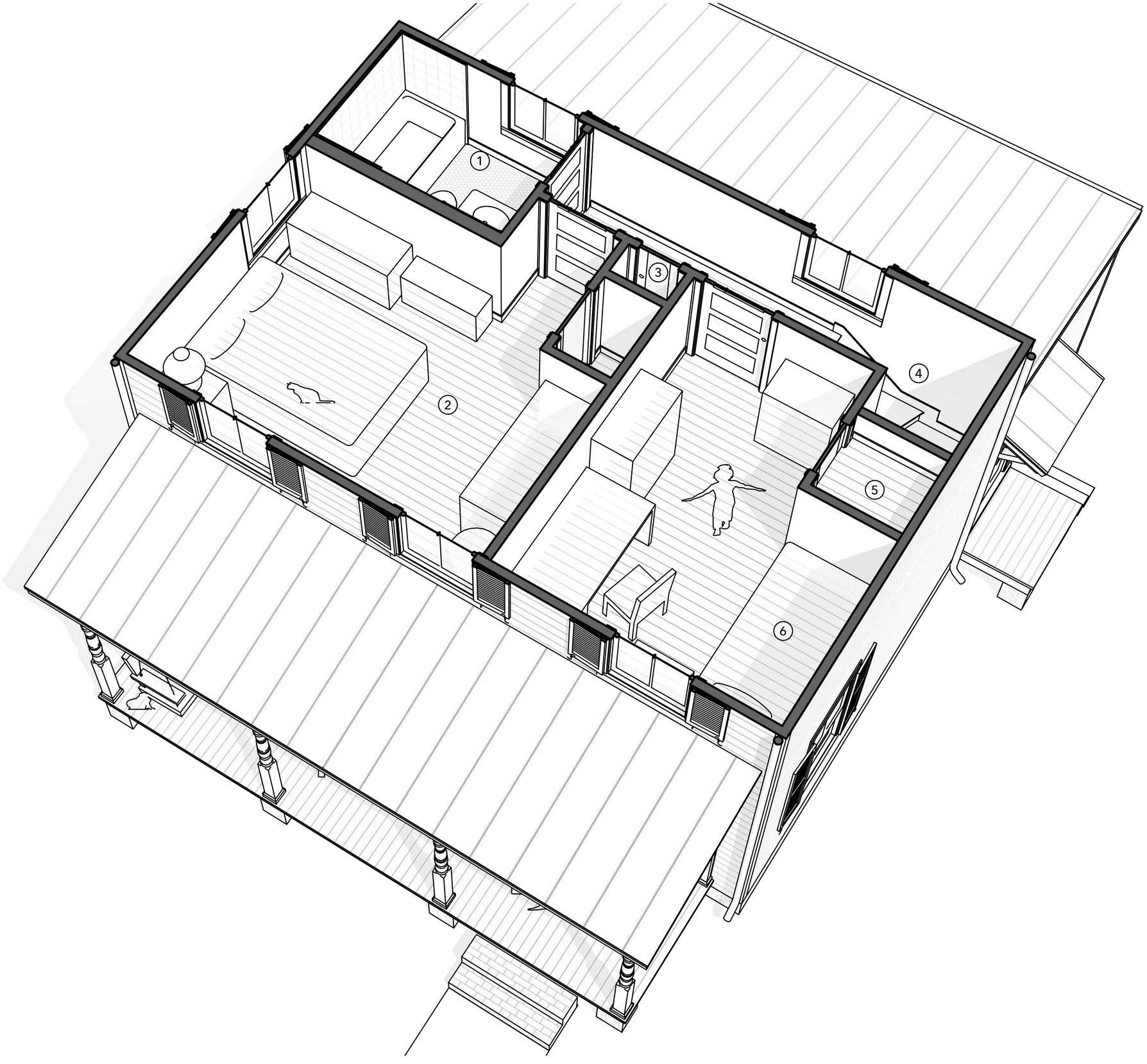


VIRGINIA'S FARMHOUSE

DOWNSTAIRS PLAN

JAY OSBORNE

The lower level of this house is arranged in a "hall and parlor" layout, classic for an old house. Despite the modern fashion for eliminating interior walls, it's worth remembering that walls are functional. They allow for privacy, and spaces to be used by more people for more separate purposes. **(1)** With a sofa bed, this living room can work perfectly as a guest bedroom. **(2)** This woodstove is optional. **(3)** The porch is big enough for rocking chairs and a porch swing. **(4)** If the living room is being used as an office or guest bedroom, the kitchen can still be used. **(5)** Pantry cabinet could be open shelves instead. **(6)** Head height clearances are critical. Changing the stairs may cause many afterthoughts. If a basement stair is placed under this one, the kitchen storage space (i.e. pantry) must be sacrificed.



VIRGINIA'S FARMHOUSE

UPSTAIRS PLAN

JAY OSBORNE

(1) This is the only bathroom, and is the minimum conventional size. A house this small does not warrant a second bathroom, but one can be included in a rear addition. **(2)** The main bedroom is about 120 square feet in size, which is a minimum requirement in some places. **(3)** The linen closet might instead be a utility chase used for a chimney pipe, or for ductwork (or for an air handling unit). **(4)** The winder stairs are strictly regulated by code, and will be redesigned as conventional stairs if space allows. Winders are now fairly complicated to build. **(5)** Head clearances are critical, so this closet has a raised platform for the stairs below. (**6**) The bedroom alcove needs enough space for a bed (7 feet, which may be required by code). With head heights, this significantly limits the stairs.

VIRGINIA'S FARMHOUSE

SECTION VIEW

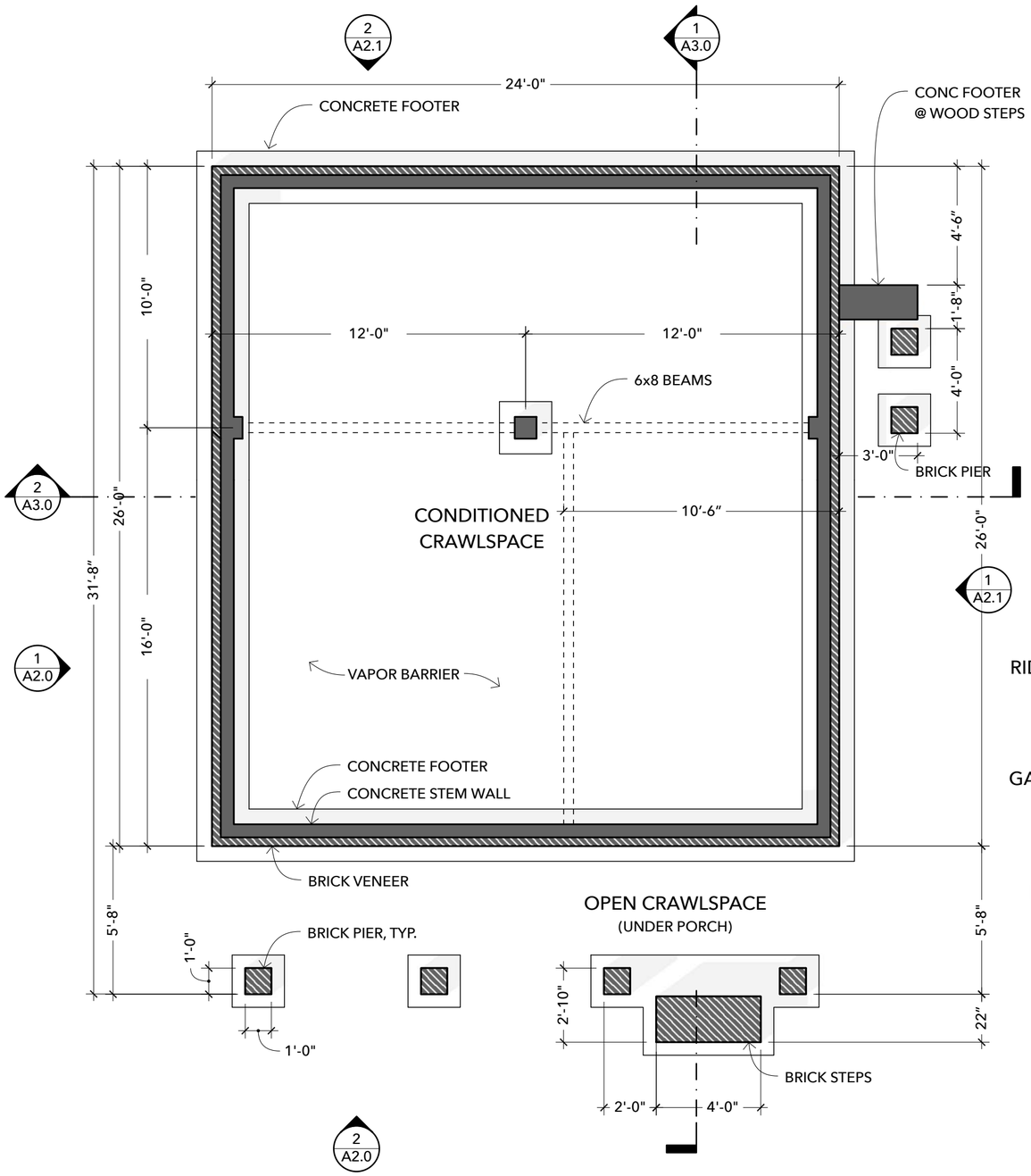
JAY OSBORNE

In small houses, staircases take a disproportionately large amount of space, and are relatively expensive to build. However, over the long run, two-story houses do better than one-story houses since they have half as much foundation and roof. Over time, roofs and foundations can be very costly to maintain. **(1)** It might be best to omit the coat closet at the front door, and include a wardrobe instead. **(2)** This shows a crawlspace, but if a slab foundation is used, the height can be reduced by 18-24 inches. That may be necessary for local building height limits. **(3)** Head clearances around the staircase are a key factor in the house's design. **(4)** A utility closet fits underneath the stairs, and can have a compact laundry machine. Alternatively, by stacking staircases, it's possible to have a basement.

FOUNDATION PLAN NOTES:

1. ALL FOUNDATION DESIGNS MUST BE ENGINEERED TO LOCAL CONDITIONS. THIS IS ONLY A TEMPLATE. INSTEAD OF A CONDITIONED CRAWLSPACE, IT COULD BE AN OPEN CRAWLSPACE (PIER FOUNDATION), SLAB, OR A BASEMENT.

2. STRUCTURAL BRICK FACING MAY BE THIN BRICK VENEER INSTEAD. OTHERWISE, EXPOSED CONCRETE WORKS FINE.

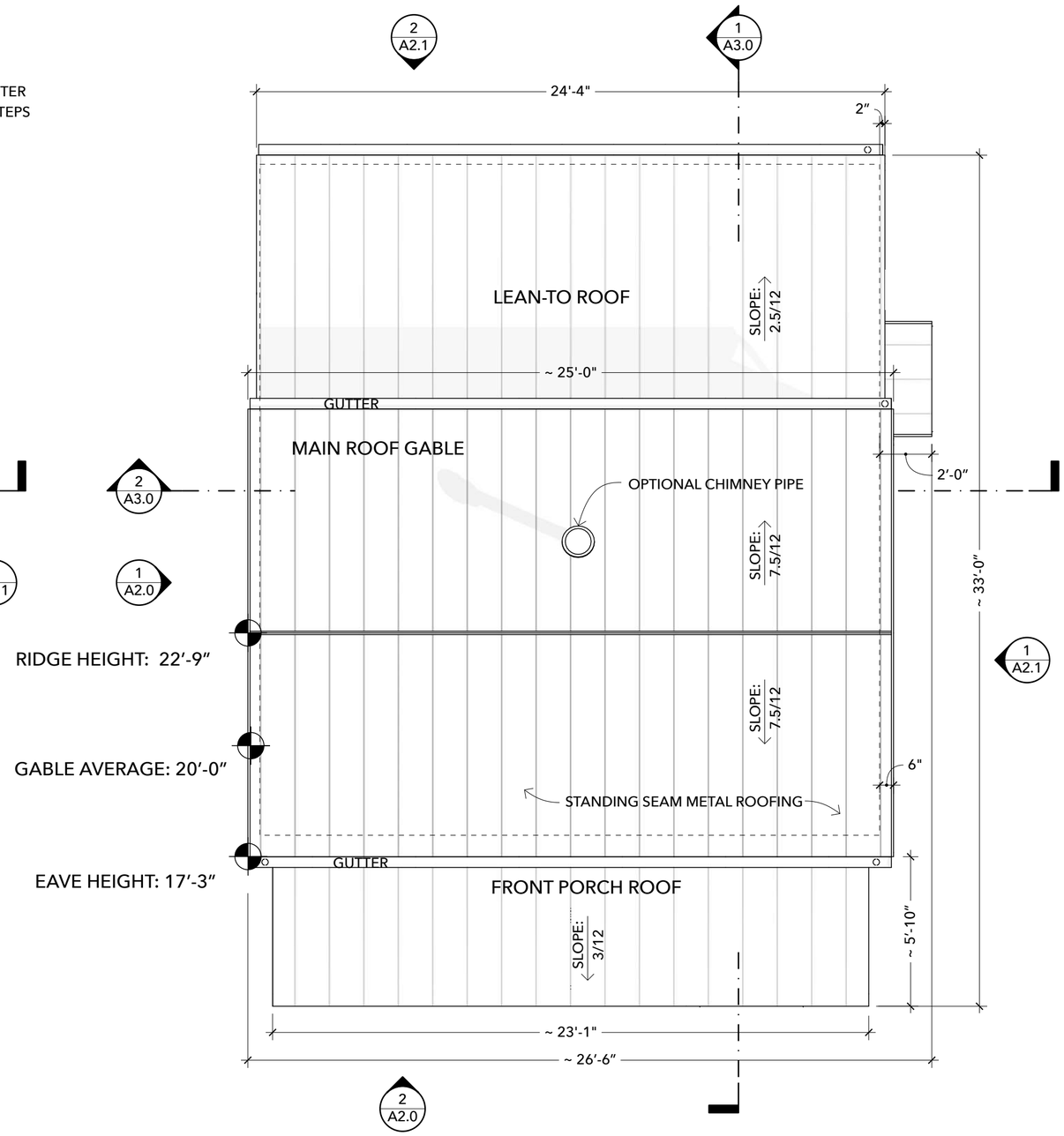


1 FOUNDATION PLAN
SCALE: 1/4" = 1'-0"

ROOF PLAN NOTES:

1. DATUMS ARE TO FINISH FLOOR. BUILDING HEIGHTS ARE OFTEN MEASURED TO GRADE, BUT THERE ARE MANY WAYS TO MEASURE THEM. THIS DESIGN CAN EASILY WORK WITHIN A 25' HEIGHT LIMIT.

2. TO SAVE COSTS, 5V GALVALUME ROOF PANELS MAY BE USED INSTEAD OF STANDING SEAM ROOFING.



2 ROOF PLAN
SCALE: 1/4" = 1'-0"

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A DESIGN BY JAY OSBORNE

VIRGINIA'S FARMHOUSE

FOUR STARTER FARMHOUSES

3	**2023-07-20**	VIRGINIA (THE EXTENDED DESIGN)
2	**2023-06-30**	VIRGINIA (1ST STARTER FARMHOUSE)
1	**2023-01-04**	FIRST PRESENTATION (SCHEMATIC)

+ Thank you to all of my Patreon supporters!

FOUNDATION/ ROOF
VERSION: VIRGINIA

A1.3

FLOOR PLAN NOTES:

1. IF MORE THAN 3 RISERS ARE NEEDED AT PORCH STEPS, A HANDRAIL SHOULD BE PROVIDED (AS REQ'D BY CODE).

1. GUARDRAIL MAY BE REQUIRED AT PORCH IF DROP TO GROUND IS INCREASED TO MORE THAN 24-30" (SEE LOCAL REQ'TS).

DOORS

- (A) 36x84 9-LITE FRONT DOOR
- (B) 36x80 4-LITE BACK DOOR
- (C) 30x80 5-PANEL DOOR
- (D) 24x80 1-PANEL DOOR
- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

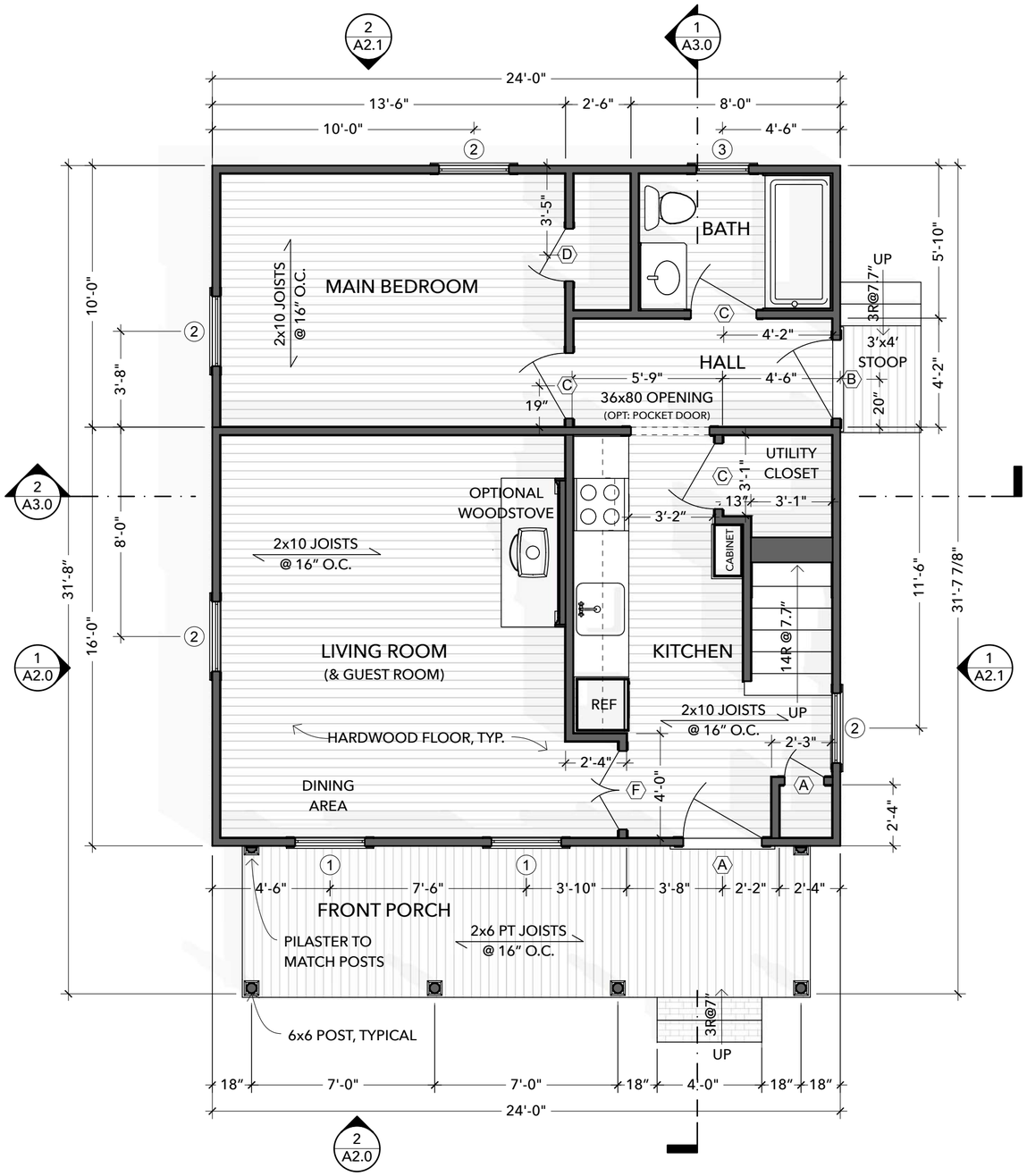
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x48 DH 2/2 DIVIDED LITES

CEILING/ ELECTRICAL NOTES:

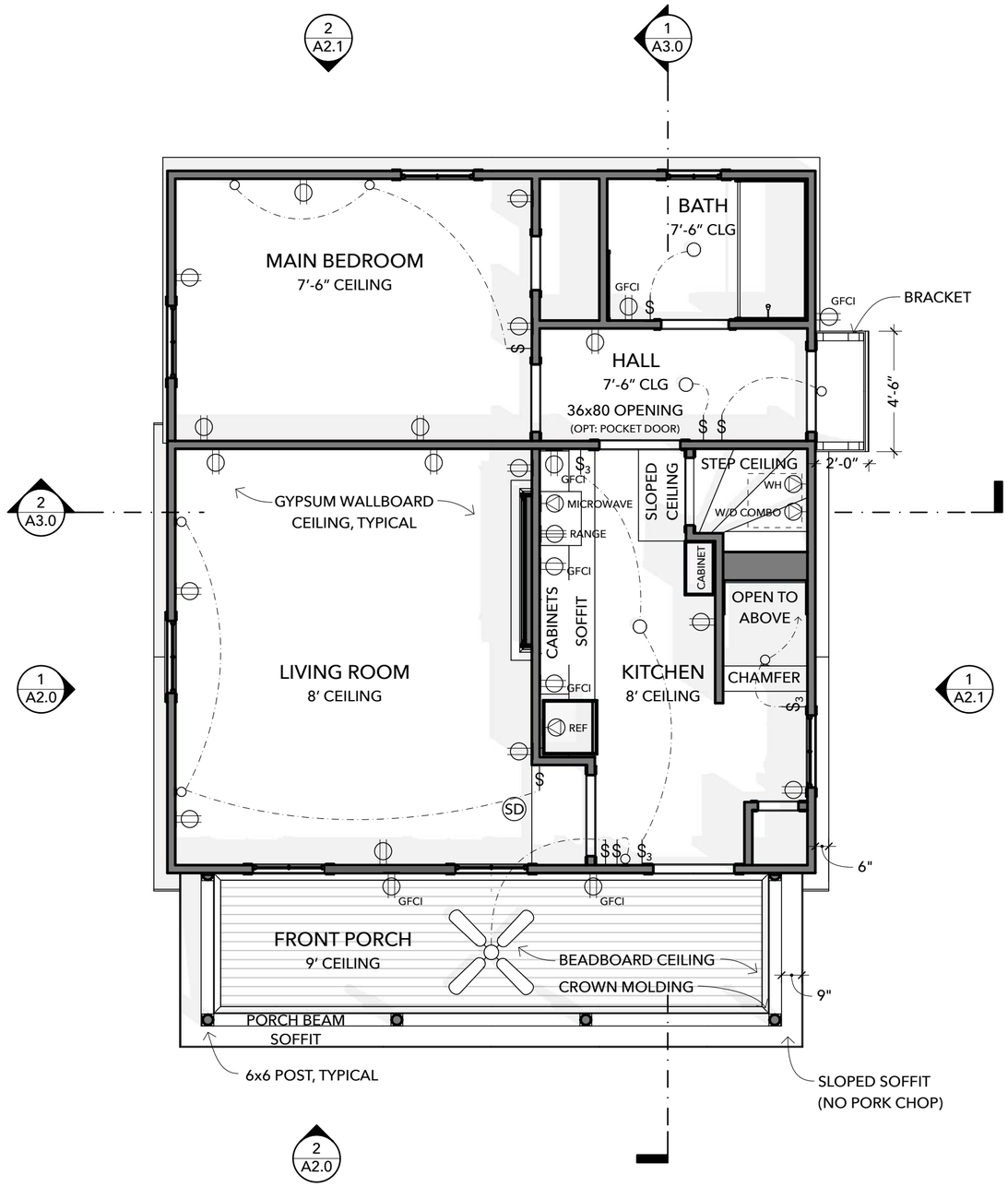
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1")

2. UTILITY ROOM CEILING SHALL BE FIRE-RATED WITH GYP BD SHEATHING

3. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM



1 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 1ST LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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VIRGINIA'S FARMHOUSE

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+ Thank you to all of my Patreon supporters!

DOWNSTAIRS PLANS
VERSION: VIRGINIA
A1.1

FLOOR PLAN NOTES:

1. WINDER STAIRS MUST FOLLOW STRICT CODES. THEY ARE SAFER THAN IN THE PAST, BUT NOW HARDER TO BUILD.

2. BEDROOM CLOSET AT STAIRS (WITH RAISED PLATFORM) MAY BE OMITTED. CONTRARY TO POPULAR BELIEF, BEDROOM CLOSETS ARE USUALLY NOT REQUIRED BY LAW.

3. LINEN CLOSET (AT HALL) MAY INSTEAD BE A CHASE FOR DUCTWORK AND/OR AN INSULATED CHIMNEY PIPE.

4. MAIN BEDROOM CLOSET MAY BE REPLACED BY A WARDROBE.

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- (E) 18x80 LOUVERED DOOR
- (F) (2) 18x80 FRENCH DOORS

WINDOWS

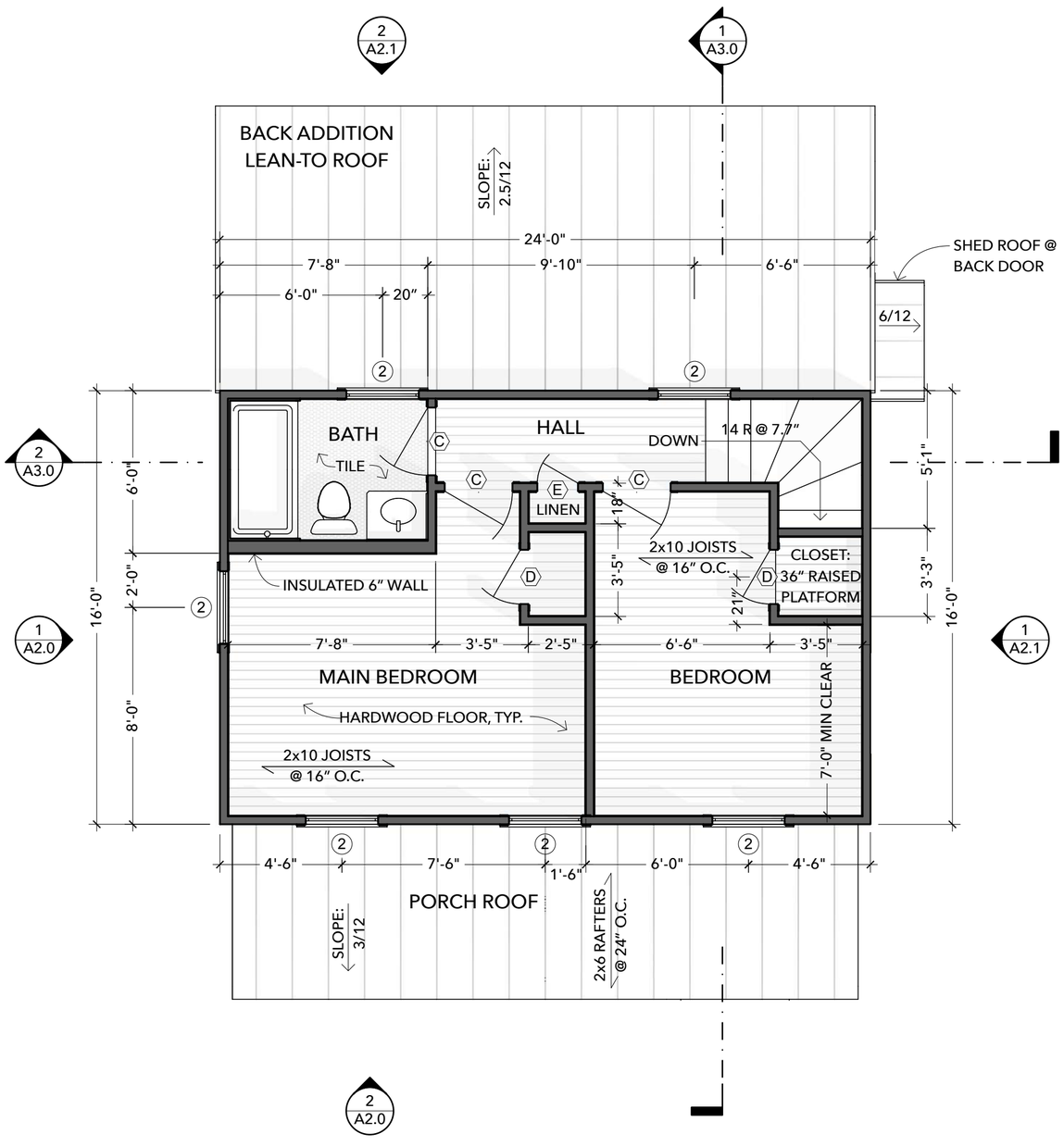
- (1) 32x72 DH 2/2 DIVIDED LITES
- (2) 32x60 DH 2/2 DIVIDED LITES
- (3) 24x48 DH 2/2 DIVIDED LITES

CEILING PLAN NOTES:

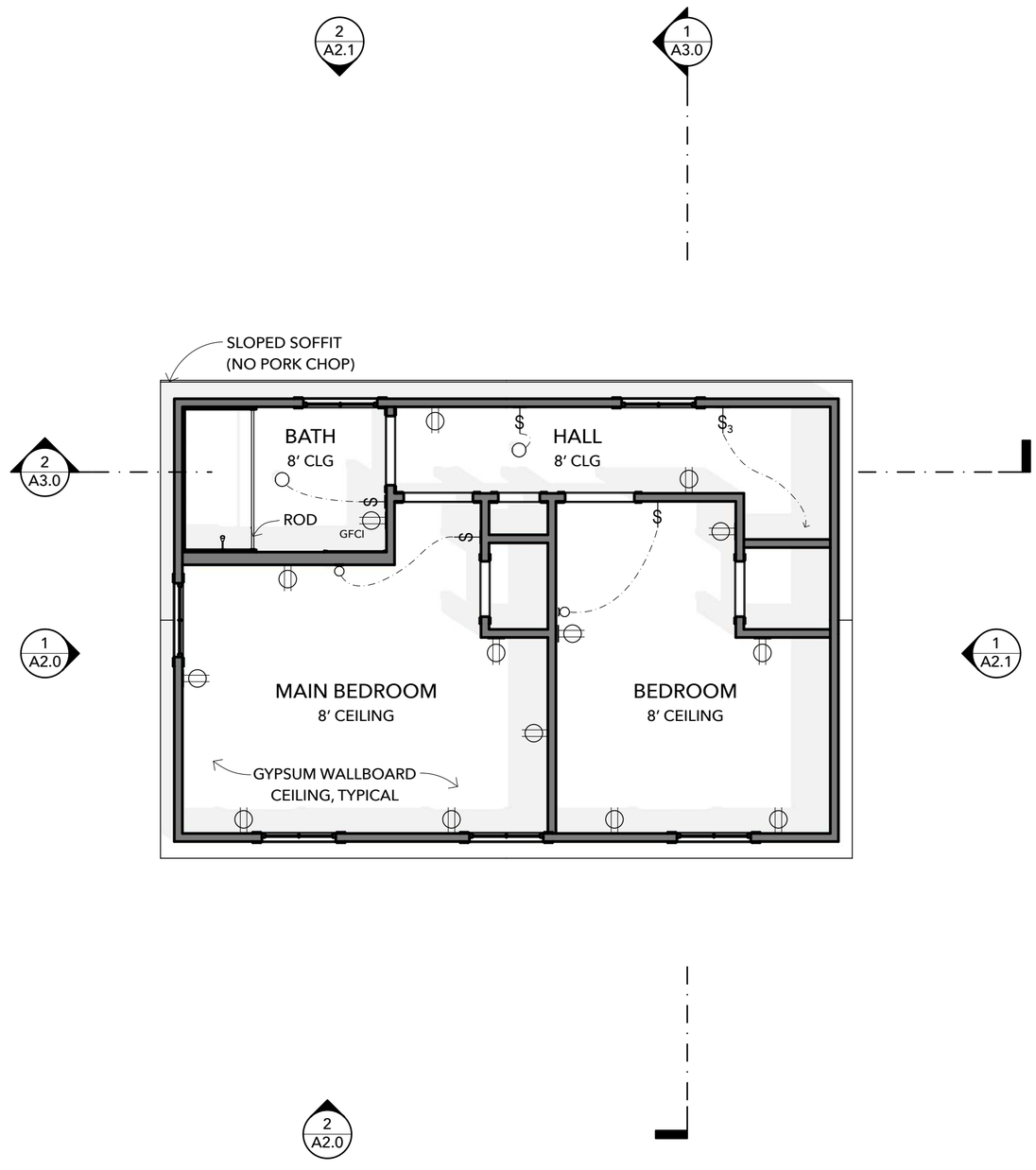
1. CEILING HEIGHTS ARE APPROXIMATE (+/- 1"). PRIORITIZE DIMENSIONS SHOWN IN SECTION DRAWINGS.

2. HEAD CLEARANCE AT STAIRCASE TO BE 80" MINIMUM

3. WALL-MOUNTED LIGHTS ARE PREFERRED WHEREVER EFFICIENCY AND STERILITY ARE NOT VIRTUES.



1 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 2ND LEVEL - REFLECTED CEILING PLAN / ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

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VIRGINIA'S FARMHOUSE

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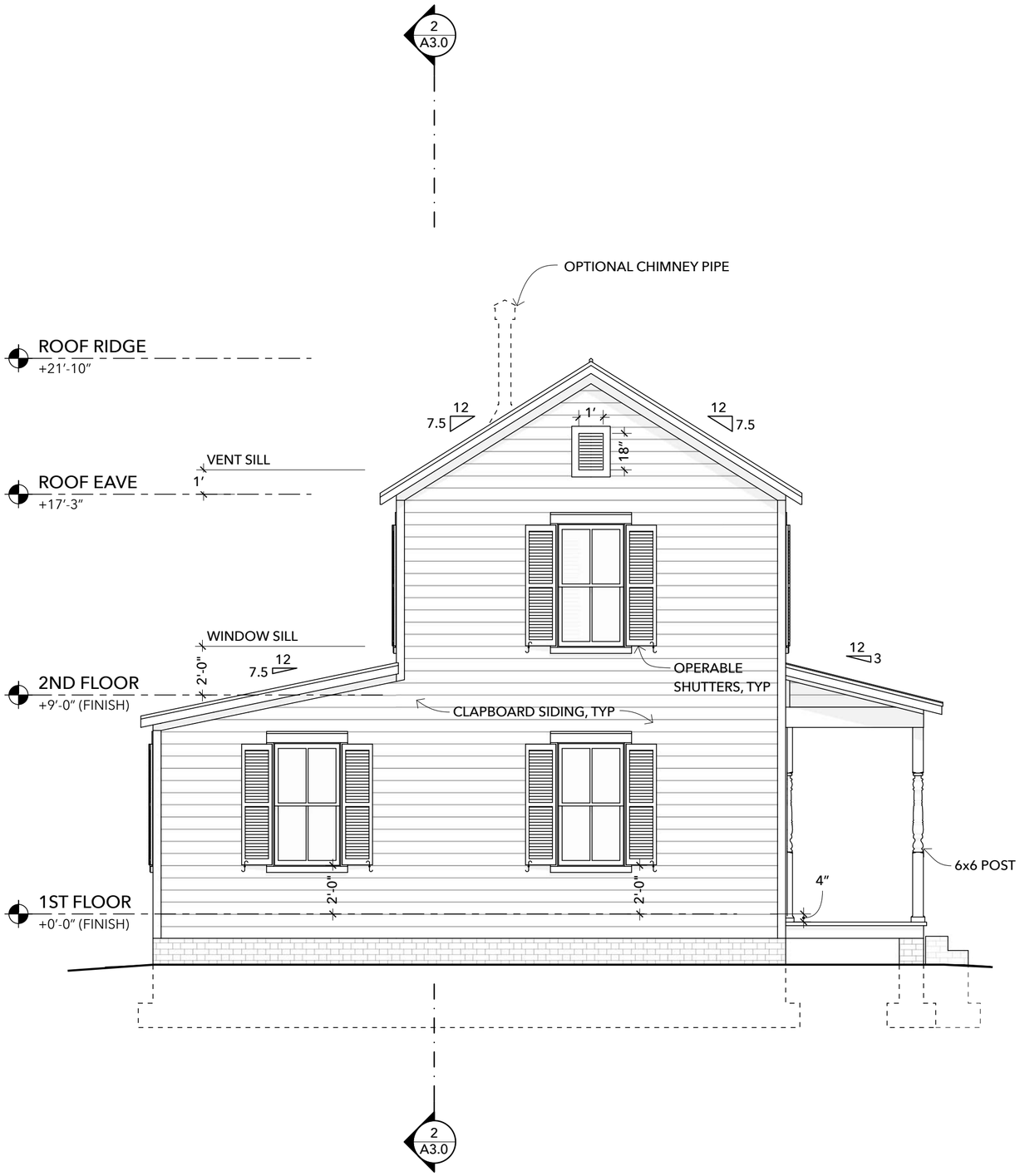
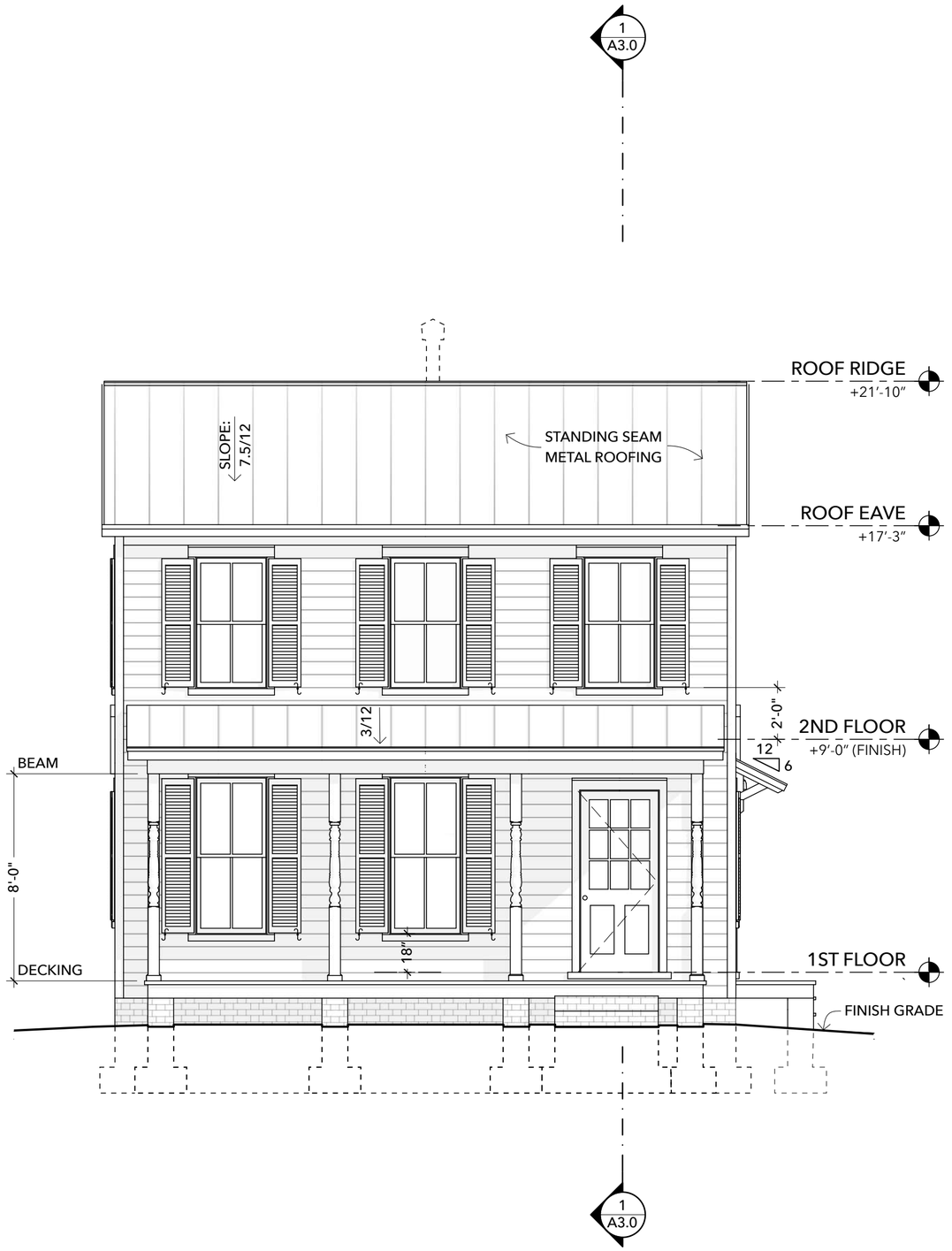
UPSTAIRS PLANS
VERSION: VIRGINIA
A1.2



1 WEST ELEVATION (SIDE)
SCALE: 1/4″ = 1′-0″



2 SOUTH ELEVATION (FRONT)
SCALE: 1/4″ = 1′-0″

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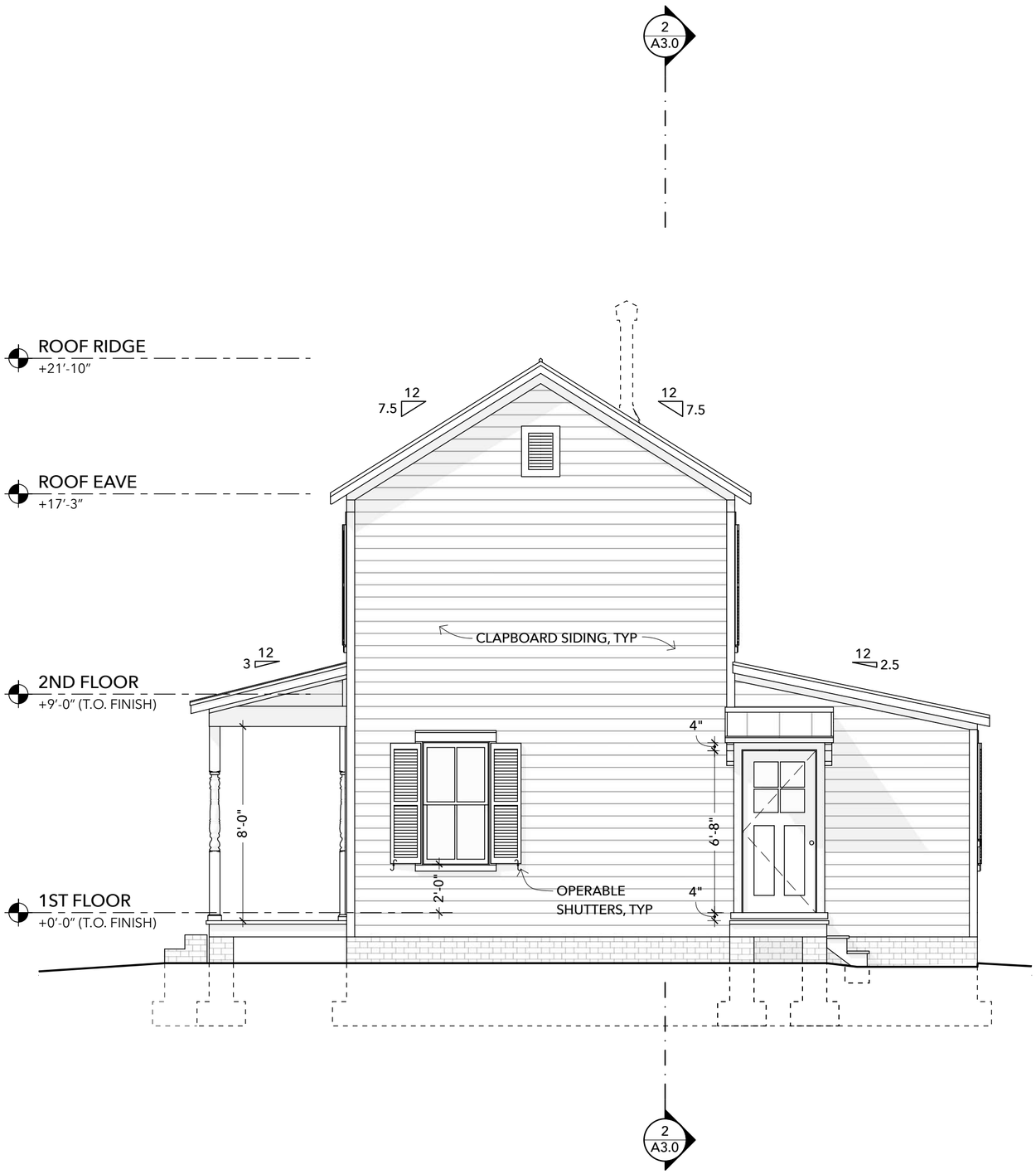
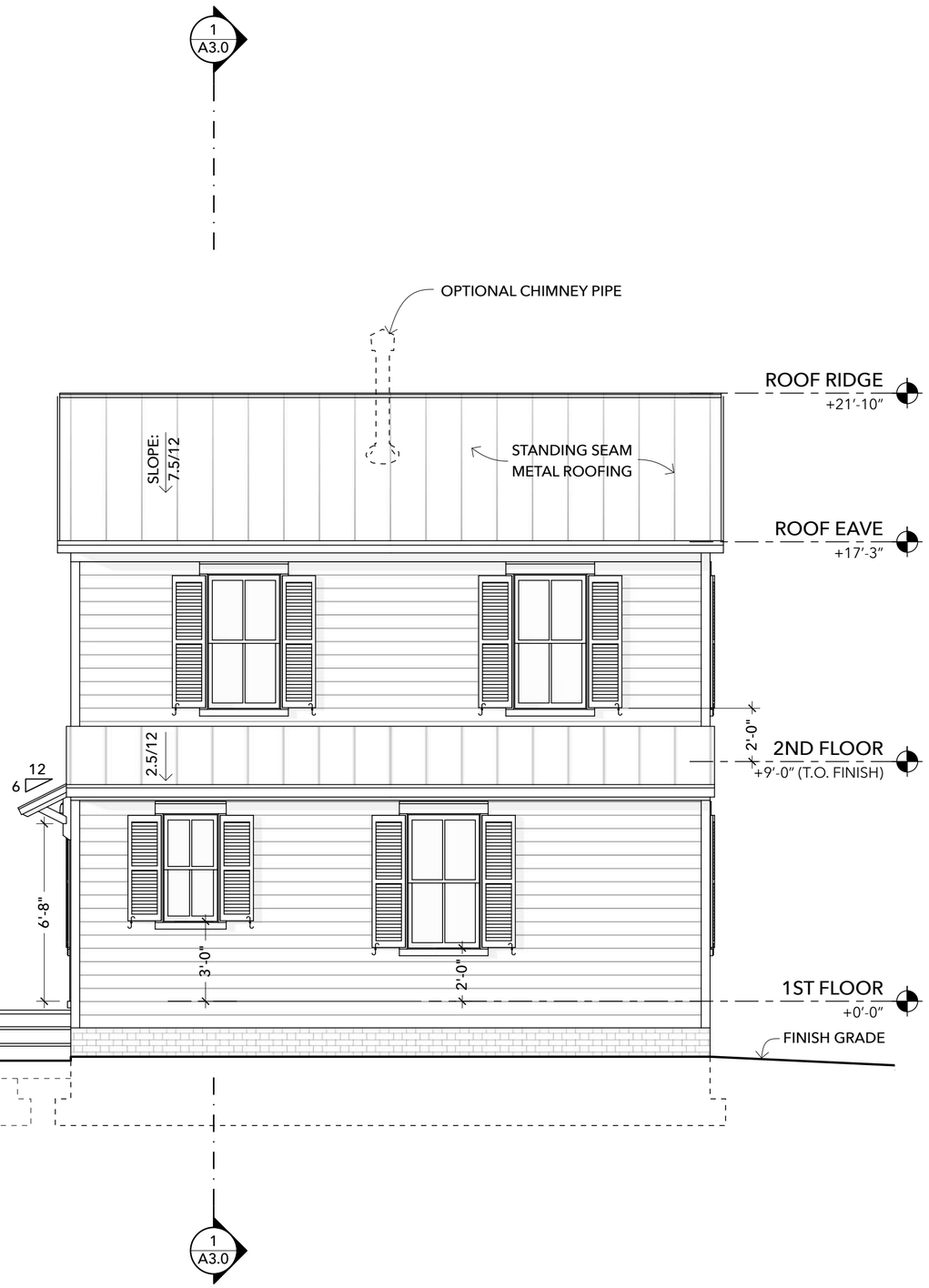
FRONT ELEVATIONS
VERSION: VIRGINIA
A2.0



1 EAST ELEVATION (SIDE)
SCALE: 1/4″ = 1′-0″



2 NORTH ELEVATION (BACK)
SCALE: 1/4″ = 1′-0″

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REAR ELEVATIONS
VERSION: VIRGINIA

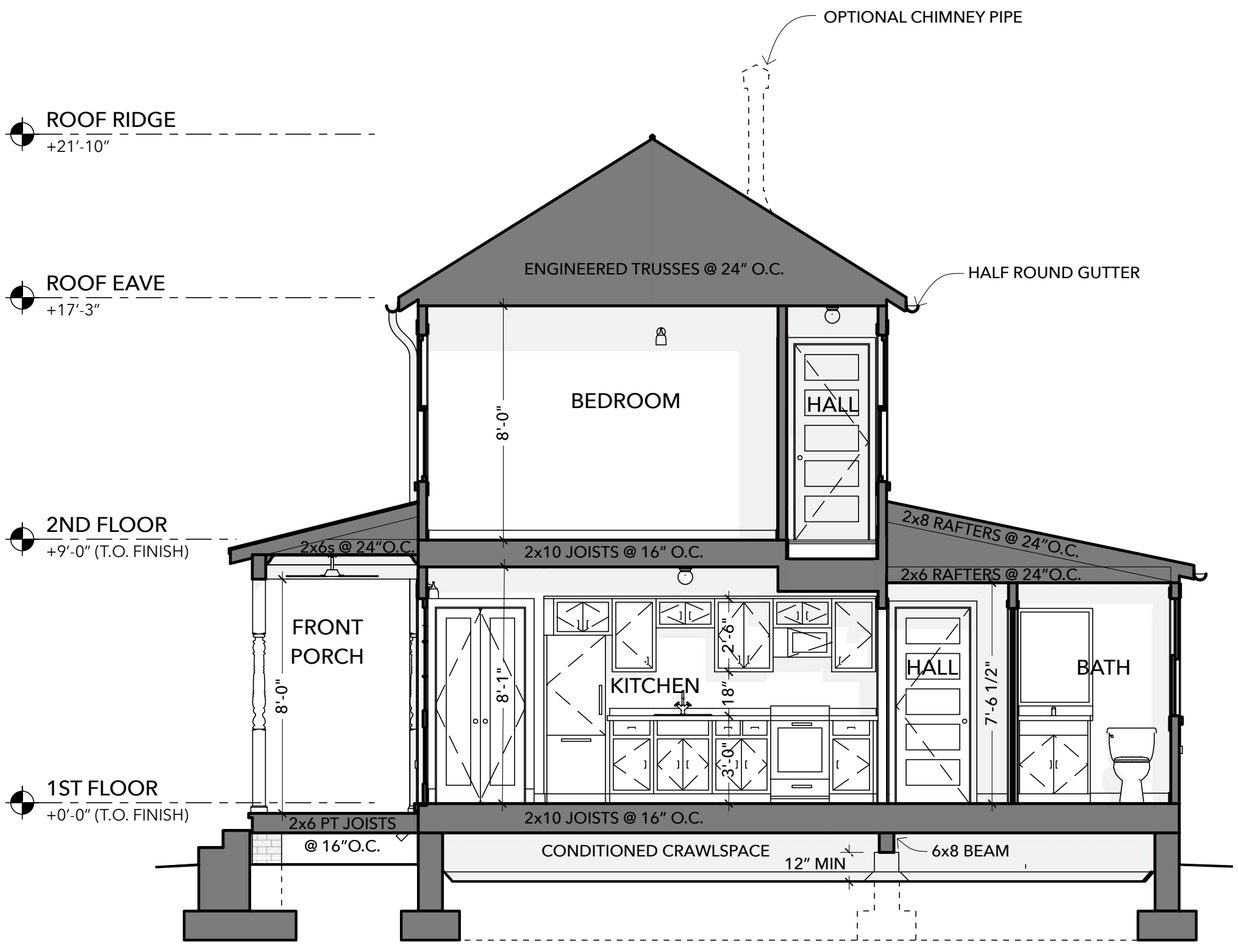
A2.1

SECTION NOTES:

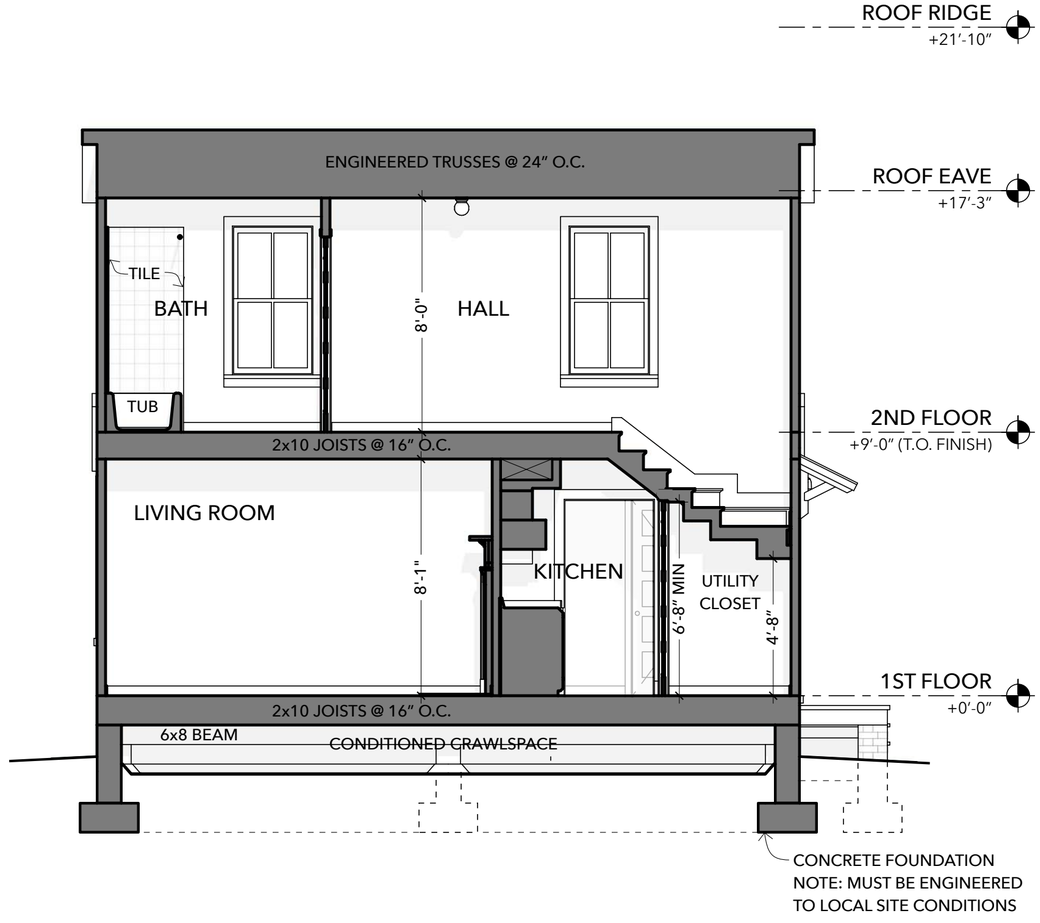
1. CONCRETE FOUNDATION SHALL BE ENGINEERED BASED ON LOCAL SITE CONDITIONS. THE CRAWLSPACE MAY BE CONVERTED INTO A BASEMENT, WITH THE STAIRWAYS STACKED. PIER FOUNDATION WOULD BE A CHEAPER SUBSTITUTE; OR A SLAB AS WELL, WHICH COULD ALSO REDUCE THE OVERALL BUILDING HEIGHT BY A FOOT OR TWO.

2. WINDER STAIRS ARE HEAVILY REGULATED, AND THE UTILITY CLOSET BELOW MUST BE FIRE-RATED. PROPOSAL: CONSTRUCT THE WINDERS AS A SERIES OF STAGGERED PLATFORMS, MADE OF 2x12 AND 2x4 MEMBERS.

3. CRAWLSPACE ACCESS CAN BE FROM THE UTILITY CLOSET.



1 TRANSVERSE SECTION
SCALE: 1/4″ = 1′-0″



2 LONGITUDINAL SECTION
SCALE: 1/4″ = 1′-0″

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TRANSVERSE SECTION AT STAIR

A3.2